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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

MAR 10 1995

Recorded in Official Records
of Riverside County, California

Recorder 
Fees \$ 

FOR RECORDER'S OFFICE USE ONLY

Project: **CU-012-945: Car Wash**
APN 265-510-001
APN 265-510-020
Administrative PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **MISSION GROVE PLAZA, L.P., a California limited partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **October 6, 1994**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: March 2, 1995

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 2, 1995, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

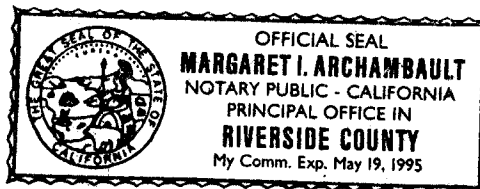
Title _____

- () Guardian/Conservator
(XX) Individual(X)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

0030U-13.MAS



January 25, 1995
Revised February 9, 1995

W.O. #9512685

EXHIBIT "A"

Parcel Map Waiver
Mission Grove Plaza, L.P.

PARCEL "A"

Parcel 15 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps at Pages 46 through 50 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Southeast corner of said Parcel 15, also being the Northeast corner of Parcel 16 of said Parcel Map 26320;

Thence S.89°50'17"W. along the Southerly line of said Parcel 15, also being the Northerly line of said Parcel 16, a distance of 170.00 feet to an angle point in said Southerly line, also being the Northwest corner of said Parcel 16;

Thence N.00°09'43"W., a distance of 62.50 feet;

Thence N.89°50'17"E., a distance of 170.00 feet to the Easterly line of said Parcel 15;

Thence S.00°09'43"E. along said Easterly line, a distance of 62.50 feet to the Point of Beginning.

The above described parcel of land contains 3.465 acres, more or less.

PARCEL "B"

Parcel 16 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps at Pages 46 through 50 thereof, Records of Riverside County, California;

TOGETHER WITH that portion of Parcel 15 of said Parcel Map 26320, described as follows:

Beginning at the Southeast corner of said Parcel 15, also being the Northeast corner of Parcel 16 of said Parcel Map 26320;

Thence S.89°50'17"W. along the Southerly line of said Parcel 15, also being the Northerly line of said Parcel 16, a distance of 170.00 feet to an angle point in said Southerly line, also being the Northwest corner of said Parcel 16;

Thence N.00°09'43"W., a distance of 62.50 feet;

Thence N.89°50'17"E., a distance of 170.00 feet to the Easterly line of said Parcel 15;

Thence S.00°09'43"E. along said Easterly line, a distance of 62.50 feet to the Point of Beginning.

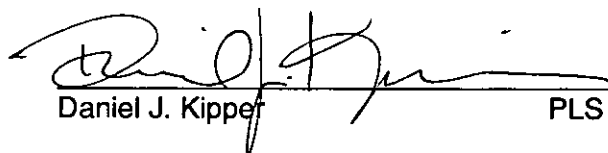
The above described parcel of land contains 0.761 acres, more or less.



MWC/yb
leg:leg/ik8

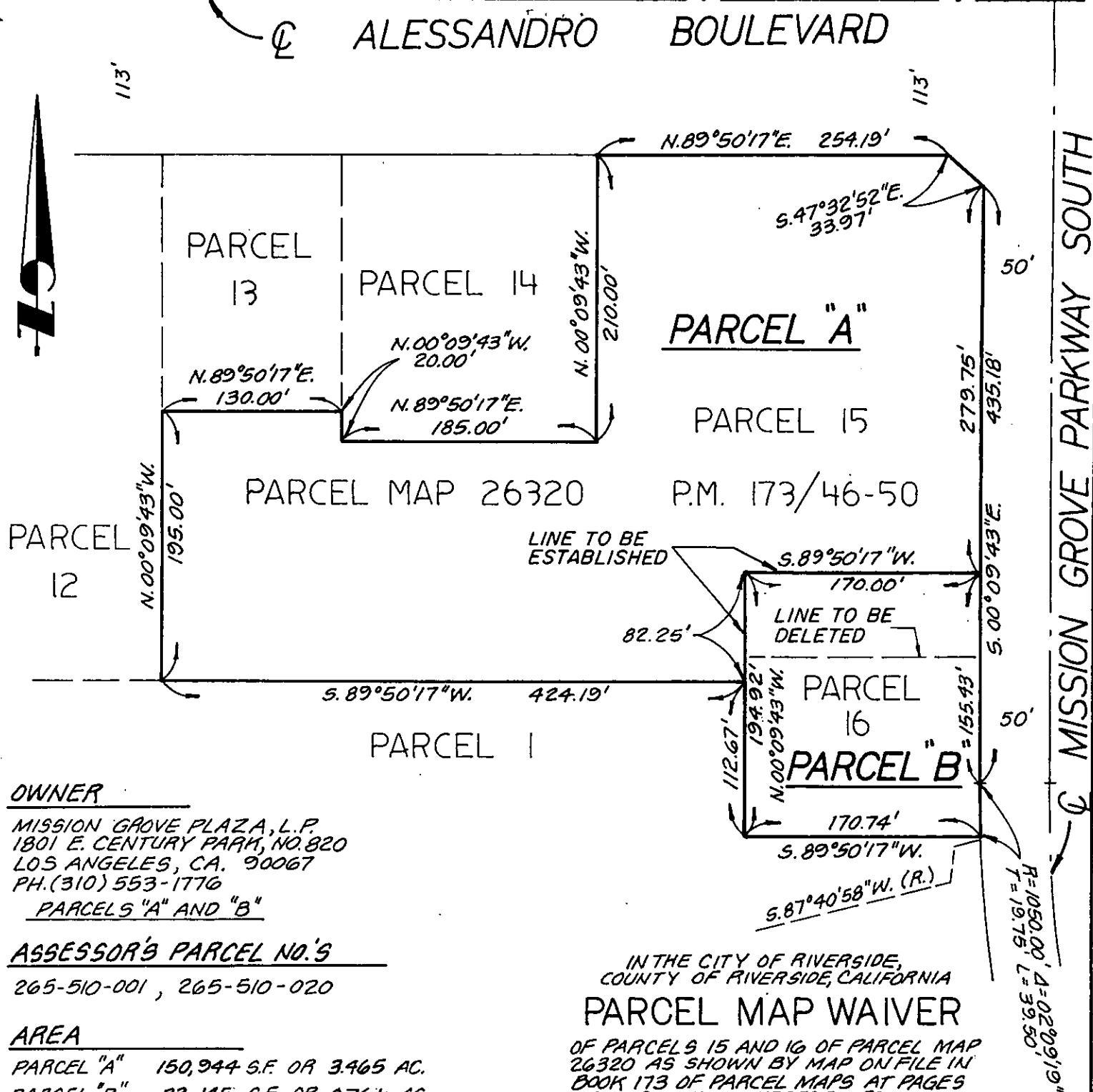
J. F. DAVIDSON ASSOCIATES, INC.

Prepared under the supervision of:


Daniel J. Kipper PLS NO. 4628

Date: 2-9-95

DESCRIPTION APPROVAL 2/24/95
 by LF
SURVEYOR, CITY OF RIVERSIDE

**OWNER**

MISSION GROVE PLAZA, L.P.
1801 E. CENTURY PARK, NO. 820
LOS ANGELES, CA. 90067
PH. (310) 553-1776

PARCELS "A" AND "B"

ASSESSOR'S PARCEL NO.'S

265-510-001, 265-510-020

AREA

PARCEL "A" 150,944 S.F. OR 3.465 AC.
PARCEL "B" 33,145 S.F. OR 0.761 AC.

J.F. DAVIDSON ASSOCIATES, INC.
3880 LEMON ST., SUITE 300
RIVERSIDE, CA. 92501
PH. (909) 686-0844

IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP WAIVER

OF PARCELS 15 AND 16 OF PARCEL MAP
26320 AS SHOWN BY MAP ON FILE IN
BOOK 173 OF PARCEL MAPS AT PAGES
46 THROUGH 50 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 1995

SCALE 1"=100'

PMW-

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

9512685
(P)

SCALE: 1"=100'

DRAWN BY RLS DATE 1/26/95

SUBJECT PARCEL MAP WAIVER